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ATHENS

CLARKE COUNTY

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Clarke County, Georgia

OFFERS

The Most Attractive Opportunities

FOR

FARMERS

IT IS THE HOME OF

GOOD LAND

GOOD PEOPLE

GOOD SCHOOLS

GOOD ROADS

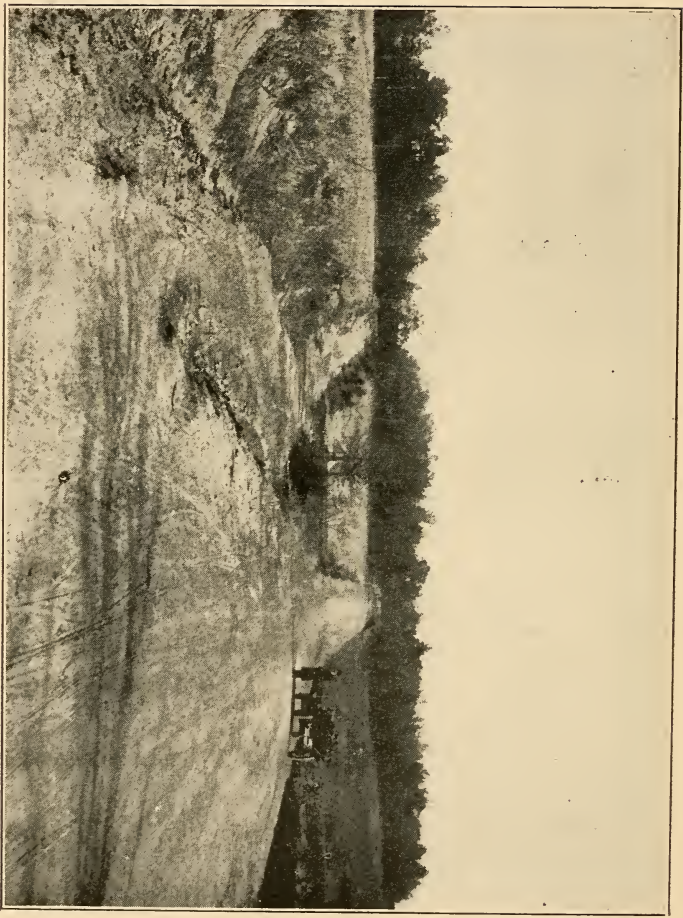
A small county covering 120 square miles, with 150 miles of public roads, of which 100 miles are permanently graded, drained and smoothly surfaced, reaching to every section of the county. Athens, a city of 20,000 people, valuation of \$8,000,000, is the county seat, and is one of the most excellent market and railroad points in the State, served by the Southern, the Seaboard Air Line, the Central of Georgia Railway, the Gainesville Midland, and the Georgia Railroad.

The soils are chiefly red and gray loams with clay sub-soils, rich in plant food. They respond strongly to deep plowing, leguminous crops, and commercial fertilizers. Three tons of hay per acre, 100 bushels of oats, fifty bushels of corn, or one and a quarter bales of cotton are easily raised.

The climate is equable and open with no extremes of heat and cold. Snow rarely falls. The growing season is nine months, giving two crops on the same land. The average rainfall of fifty-two inches is distributed with marked uniformity throughout the year.

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What Clarke County is Doing in Road Improvement



CLARKE COUNTY, MISSISSIPPI

1912

The county is located on the Piedmont escarpment in sight of the Blue Ridge mountains at an elevation of 750 feet above sea level. The underlying rocks are granite in character and the natural waters are freestone and pure. The county abounds in numerous streams, creeks and branches. Scarcely a farm of 100 acres but what has its several springs and branches for pasturage of stock. Good wells which never go dry can be dug everywhere, reaching water at depths of thirty to sixty feet. In consequence of good roads and good crops farm lands have shown marked increase in value during the past few years. Lands can now be bought at from \$25 to \$75 per acre.

Rural free delivery of mail and rural telephone lines traverse the country in every direction.

Numerous country schools running from five to nine months in the year are conveniently located throughout the rural districts. Access can also be had to the splendid graded schools, the High School, the State University, the Agricultural College, and Normal School in Athens. Athens is recognized as the educational center of the State. The annual expenditure by the county and in Athens for educational work is over \$250,000. The Agricultural College is extremely active in demonstration and model farm work. These advantages are closely in reach of Clarke county residents.

The county property values reach a total of nearly \$11,400,000. County bonds outstanding are about \$100,000, bearing $4\frac{1}{2}$ per cent. The tax rate for both State and county purposes is extremely low, being only 1 per cent. assessment being on about two-thirds market value.

The country roads and other county activities get the benefit of the taxes from the city valuations aggregating about 80 per cent of the total. The county spends annually fully \$25,000 on building and maintaining roads.



Improved Roadway in Clarke County

The people are intelligent, broad-minded, prosperous, law-abiding.

A welcome awaits the wise man who invests in Clarke county lands. Also a fortune, if he works intelligently.

Write to Clerk of County Commissioners, Clarke County, Athens, Ga., or to the following Real Estate men:—

F. A. Lipscomb, (Established 1880),
Campbell & Barrow,
Erwin & Company,
D. G. Anderson,
J. R. Crane & Company,
Stephenson & Hull,
Edwin B. Magill,
R. T. Goodwyn.



City of Athens, Ga.

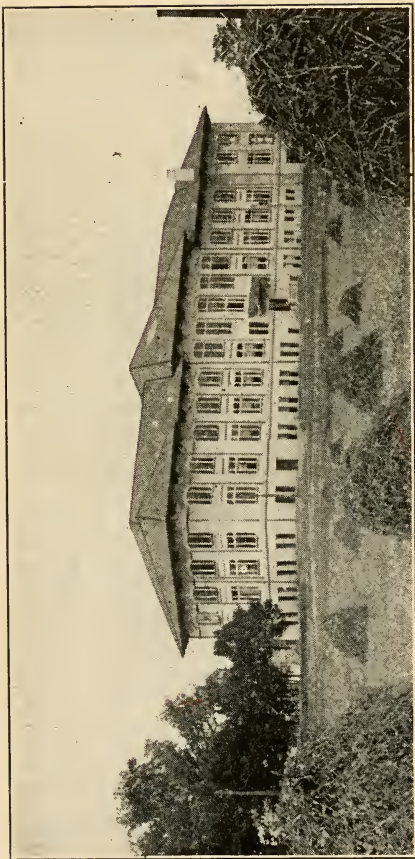
Athens is fortunate in having many active agencies at work for her up-building, and in this work the Chamber of Commerce does most effective service. The organization, now over seven years of age, has in the past led many improvements that have brought to the city great prosperity and advantage. It now has in hand other movements that give promise of splendid results.

Those who desire more information about Athens, who may be looking for a place of residence or good investments should communicate with A. W. BROOKS, Secretary, or W. F. DORSEY, President.



To both home-seeker and investor, climate and health are at all times and under all circumstances prime requisites; in this regard Athens has no superior, The city has a population of about 17000—situated forty miles from the Blue Ridge mountains, 750 feet elevation, climate is so equable and salubrious that all four seasons of the year are equally delightful. The thermometer rarely registers a lower temperature than twenty above zero, and a great part of the winter is an Indian Summer.

Visitors from the North often remark upon the great advantages of Athens as a winter resort. During the hottest weather the thermometer rarely



Main Building State College of Agriculture, Athens, Ga.

rises above 90, the nights are cool, and bracing—making Athens as pleasant as any of the mountain resorts of the Blue Ridge mountains.

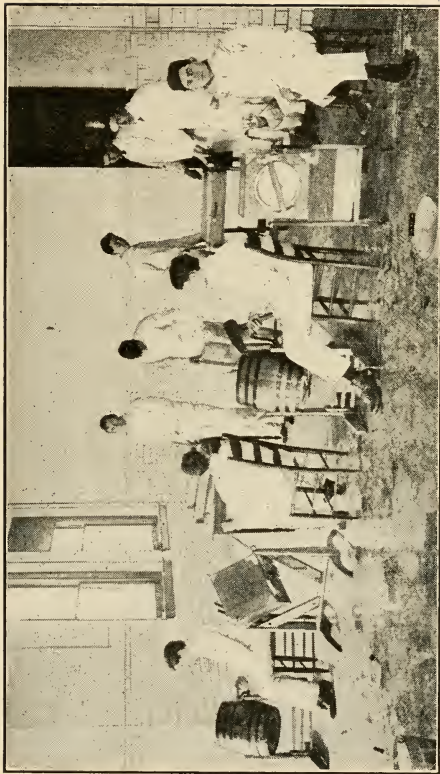


The health statistics of Athens show that no epidemics of disease arise from any cause, and that what little disease may exist here is **Health** traceable directly to ordinary causes.

The death rate is the lowest in the State and second lowest in the United States. The city has a most excellent health board, and under its direction the sanitation of the city is thorough and up to the highest standard of efficiency. Under the board regulations it is impossible for a contagious disease to spread. The campaign against the house fly waged annually, reduces year by year the number of cases of typhoid fever. The inspection of lots insures them being kept in a thoroughly sanitary condition. The streets of the city are kept clean and sanitary. The death rate last year among the whites was 11 per 1000. Of all cities in the United States Athens comes second in death rate.



Pure water is an essential to good health, and this requirement is fully met in Athens. The city **Water Supply** water works are located on the Oconee river just outside the corporate limits, and were constructed at a great cost to the city. From the city of Athens to the head waters of the Oconee there is not a town to pollute the stream. The water is filtered by a system of filtration that has no superior in the world, and is furnished to the people of Athens pure and passes the most rigid test as to its purity.



Class in Dairying, State College of Agriculture, Athens, Ga.

In the educational field of Georgia, the City of Athens easily holds first place, and is rapidly becoming the educational center of the South. Those who are seeking homes where cultured surroundings exist and where educational facilities of all kinds abound, Athens affords opportunities enjoyed by no other city in this section of the country. In this regard Athens invites the attention of home seekers and a careful investigation of all she has to offer.



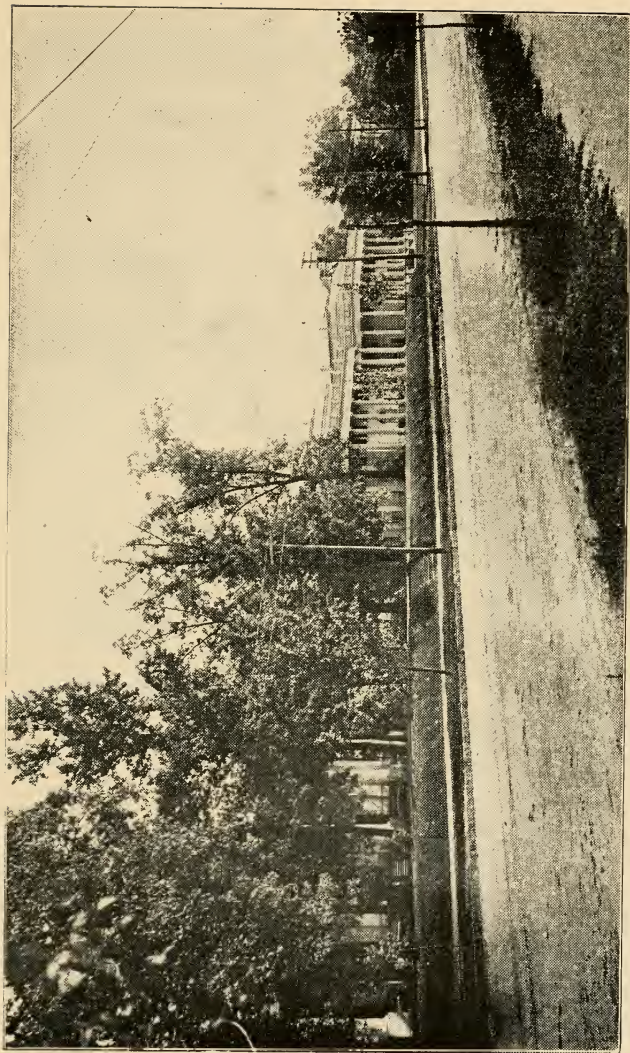
University of Georgia In this City is located the University of Georgia, founded in 1801. Its faculty consists of professors of eminent ability and its curriculum is of the highest and most effective character. With \$175.00 the entire expense of a year's stay at the University may be met. The attendance this year has been beyond all previous records.



The State College of Agriculture The State College of Agriculture, during the past three years has expanded into one of the most thoroughly advanced and useful institutions in the State. Georgia, by legislative appropriation is doing her part by this institution, and its able faculty have already won their way into the hearts of all Georgians. Here is the place for the young men of Georgia who are interested in farming to secure the latest agricultural education and training.



State Normal School The State Normal School, of Georgia, is another of Athens' splendid educational institutions; it is only fifteen years old, but in that time has leaped to the front rank. Its average attendance is about 800. The teachers who attend there hail from the common schools in



Scene on Prince Avenue, Athens, Ga.

almost every county in the state. Its courses of study are arranged so as to be of the greatest possible benefit to those who intend teaching in the common schools of the State, and it also offers exceptional advantages to those seeking training in all the higher branches. The expense including everything for each student is only \$140.00 per session of nine months.



The Lucy Cobb Institute, a high grade college for girls, was founded in 1858. Its curriculum is high and satisfactory. Its faculty consists of women who rank among the leading educators of the state. As a school for the finishing of a girls' education it has no superior.



Athens has a system of schools unsurpassed in the United States. Many systems in different parts of the country have been modeled after Athens schools. They have ample buildings, thorough equipment and possess the largest school library in the State. They are carried on by a large corps of highly trained teachers.



Within a radius of twelve miles Athens has a number of excellent water powers, some developed and some partially developed. Electricity generated by these water powers can be and is used easily and profitably as motive power. The water powers at Mitchell's bridge and Tallasee Shoals are now utilized and five thousand horse power has just been developed at Barnett Shoals, by the James White Power Co., and now ready for Manufacturing purposes.

Athens offers fine advantages to manufacturers. The City already has quite a large number of industries of various kinds, cotton mills, fertilizer plants, oil mills, lumber plants, foundries, etc., and all are enjoying prosperity. While the advantages of Athens as a location for cotton mills are apparent, the city offers no less advantages for many other enterprises. Freight rates are low and the shipping facilities are unexcelled.



A more delightful place for residence cannot be found in the South. The people are cultured and refined, the hospitality of the Athens people is known far and wide, and the social life of the community is all that could be desired.



The roads around Athens are equal to the best in the State, the county having built 50 miles of top soil road in the past 3 year. The top soil road is an improved sand clay.



Athens is pre-eminently a convention city; through the activity of the Chamber of Commerce the city has gotten between fifteen and twenty thousand people here through conventions alone in the past year.



The city is well up in general improvements. At the next general election the city will vote to issue \$200.00 in bonds for a new court house, situated in the down town section for the convenience of its citizens.

**New
Improvements**

The Seaboard and Southern Railroads have just completed each a beautiful passenger station which supplies a long felt want.



The Cloverhurst Country Club have a nine hole golf course situated just outside
Golf Course of the city limits amidst the most picturesque scenery in Clarke county, where strangers properly introduced have the privileges of the Club free of charge. This course is pronounced by experts one of the sportiest in the South.





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